150 HOUSES FOR SALE

P. R. BROWN
& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

FAIRFIELD
2 Yrs Old
Cute and Cosy

Ideal family home comprises 2 bedrms, LR 11x16, with FP, DR 9x8, elec cab kit with nook, 4-pce bath. Oak floors throughout. Full high bsmt contains rec room and 2-pce plumbing. O-O-M heating. Domestic HW electric. Fully insulated. On sewer. Carport. Smart stucco exterior and Duroid roof. Lot size 62x170. This property is well landscaped and is in very good condition.
FULL PRICE ... $15,700
For further particulars and terms phone A. Marion. EV 5-3435, Res. EV 2-6097.

Exclusive
OAK BAY
5-RM MODERN BUNGALOW
2 BEDRMS

Spacious 5-rm stucco bungalow full cut hardwood floors, entrance hall and thru hall. Lovely LR, fireplace, French door into full dining rm, elec cab kit, dining space. Full cement bsmt, hot air piped auto oil heating, separate garage.
PRICE ... $12,950
To view, terms, etc., please call Mr. Houston, EV 5-3435, Res. EV 5-6476.

FAMILY HOME

You just have to enter this immaculate 3-bedroom home to realize the workmanship put into it. Large LR with Roman tile FP connects to DR; oak floors throughout, spacious cab kit (220v.), with breakfast nook; 4-pc bath. Full high cement basement. Oil-O-Matic heat. Drive-in garage. Fully insulated, 2½ years old. Top value. No redecorating, just move in. Will not be on the market very long. Purchaser to assume existing mtge of approximately
$9000 AT 5½%
monthly payments $81 including principal, interest and taxes.
FULL PRICE ... $12,950
For further information and appointments to view call F. Scherbaum, EV 5-3635 or EV 2-6901 anytime.

DESPERATE

The present owners are cramped for space, they have to sell and find a bigger home. This 5-year-old, 2-bedrm home, comprising lge LR with FP, lge cab elec kit with dining area, bsmt, oil heat, is situated on quiet street close to all services with Stadacona Park only a block away. A very pleasant home on a nicely landscaped lot. I would be pleased to show it at anytime. Call Ross Weber, EV 5-3435, Res. EV 5-3433.
ASKING PRICE ... $11,900
With good terms to be arranged.

ESQUIMALT
3 YRS OLD
HERE'S VALUE FOR YOUR MONEY

2-bedrm bung close to all services, 1 bedrm extra large, LR 15x11, large cabinet kitchen, 4-pce bath. Oak floors. Full high basement, drive-in garage. W/C furnace. On sewer. Shake exterior. Duroid roof. Fenced lot 50x141. Full price ... $8900
For terms and further information, please call A. Marion EV 5-3435 or Res. EV 2-6097

P. R. BROWN & SONS LTD.
ARE PLEASED TO OFFER
4 NHA lots on Camrose Crescent, just off Maplewood, on sewer in subdivision, numbered 6, 7, 8 and 9.
FIRST HERE — FIRST SERVED
REMEMBER GOOD BUILDING LOTS ARE SCARCE!!
EACH $1650
Please phone R. E. Hills, EV 5-3435; or res. EV 2-6918

DUPLEX
$17,495

Here we have for the first time on the market an immaculate NHA-built duplex, situated on lovely high grounds only five minutes from town. This outstanding property is the last word in comfort and convenience, and a new owner will not have to spend a penny on it. 30 days possession, and tenants in the second suite will stay on if suitable. We will be pleased to arrange an appointment for you at your convenience.
Exclusive Listing
H. D. Johnstone,
EV 5-8701 (24-hr. service)

DRIVE-BY
$6900
This is an older-type three-bedroom family home located at 1700 Emerson Street, only a few minutes from the Jubilee Hospital, buses and stores. Drive by but please do not disturb the tenants. We will be pleased to arrange an appointment to view.
Exclusive Listing
M. B. Morey or H. D. Johnstone, EV 5-8701 (24-hr. service)

"ATTENTION" "ARMY - NAVY"
If you need a 3-BR home, 25 ft living room, full basement, large landscaped grounds, then see this completely modernized older home. Full price ... $10,400
Dial Mrs. V. Roberts, EV 5-8701 or EV 2-1988

BUILD NOW
$1500
Down you can build a 3-bedroom, full basement NHA bungalow, oil heating, drive-in garage or carport. We have 8 city sewered lots plus 18 lots in Gordon Head to choose from.
Total contract price $13,975
For further information please contact Orv Twamley, EV 5-8701 anytime

MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

BY OWNER
OAK BAY
3-Bedroom N.H.A. bungalow near Carnarvon Park. Full basement and garage. O.E. oil heat. Extra large living room, dining room, kitchen. Finished nicely. Current P.I.T. $83. Cash to mortgage or terms might be arranged. Phone EV 5-3216.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-5614.

PRIVATE SALE — 2-YEAR-OLD fully-modern 3-bedroom bungalow, 1,340 square feet. Large landscaped lot, 60x170. Choice location near Rockland. $17,000. 1277 Revercomb Place. EV 2-6772.

150 HOUSES FOR SALE

WESTERN
HOMES LTD
611 YATES STREET
OPEN HOUSE
54 CADILLAC
SAT. FEB. 21
2-5 P.M.

This cute bungalow has 4 rooms and is ideal for any small family who are looking for a low-priced home with a minimum overhead. Consists of Living room, 2 bedrooms, cabinet kitchen with range included, Pembroke bathroom. All rooms bright and cheery, nicely decorated, linos and blinds included. Has been kept in extremely good condition. There's a Duroid roof and house has been recently painted. Separate garage. All fenced lot 50'x105'. Well landscaped with lawns, flowers, shrubs, strawberries, raspberries and rose bushes. Low taxes $91.56 (1958) less $28. Connected to sewer. Close to bus and schools. Health reasons cause of sale. MUST BE SOLD for cash or cash to mortgage. Clear title at present. Asking price ... $5750
Cliff Green, GR 8-3759; Roy Smith, GR 7-3549 or office, EV 2-2157.

CARNARVON St.
HOT WATER HEAT
2-year-old rancher in beautiful condition. Only 2 steps to 18-ft. living room, 2 twin bedrooms, Pembroke bath and exceptionally roomy all-electric cabinet kitchen with eating area. Utility with tubs and a very economical oil hot-water heating unit with baseboard radiators. Separate garage. Fenced lot. Very nice area. Attractive terms. Full price ... $11,500
Mr. Evans, EV 2-2157, EV 5-5533.

FLASH
Use your mortgage as a down payment on this lovely brand-new, 3-bedroom, full-basement home, ready for immediate occupancy. For full particulars please call Howard Blake, EV 2-2157; res. EV 2-6719.

$2500 DOWN
5 BEDROOMS
Oil Hot-Water Heat
$11,900 — $11,900
The price has been reduced on this modern home. Comprises thru hall and spacious living room, oak floors and open fireplace, dining room cabinet kitchen with range included, 2 good bedrooms and Pembroke bath down, 3 small bedrooms with closets up. Part cement basement with laundry trays. Attached garage. Mortgage $9,400, payable $75 per month, 6% interest. $2,500 down.
Price ... $11,900
Phone Norman Thornber, EV 2-2157

NEW NEW
$1500 DOWN
BASEMENT
OIL HEAT
QUADRA
FULL PRICE $10,600
What a buy!! Just a few months old this 2-bedroom stucco bungalow in a good location and in immaculate condition is we think the best deal we have had for at least a year. Very large living room with nice fireplace and hardwood floors, large cabinet kitchen, wired for range and family dining area. 2 large bedrooms with closets, 4-pce Pembroke bathroom. Full high basement with Oil-O-Matic heating unit piped to all rooms. Drive-in garage, nice corner lot partially landscaped. $1,500 down and convenient monthly payments buys this at the low, low, $10,600 low price of ...
Now is the time to call Johnny James, EV 2-2157 anytime.

ON SEWER
3-Bedroom, brand new, full basement. On lovely treed lot. Close to schools and transportation. Will consider first or second mortgage at part down payment. Immediate possession. Phone Howard Blake, EV 2-2157, res. EV 2-6719.

BUILD
N.H.A.
NO DOWN PAYMENT
Use the equity in your home, property or mortgages. For full particulars call Howard Blake, EV 2-2157, res. EV 2-6719.

$12,800 CASH
BUY OF THE WEEK
Are you looking for suburban living PLUS an income? Here is an outstanding opportunity to acquire TWO new bungalows on one large lot at a price that defies competition. Each of these stucco homes has 850 sq. ft. floor space. One is rented at $75 per month and the other is available for your immediate occupancy. We can think of no better way to invest ... $12,800
cash. It is in your own interest to contact Don Bacon immediately—this cannot last. Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0337.

BRENTWOOD
6 acres, rough land, 3-room home, drilled well.
Terms ... $4500
Good 6-room home near the sea on (approx.) 2 acres. Commercial property.
Price ... $13,000
Nearly new N.H.A. home, fully modern, fireplace in basement, Oil-O-Matic heat, 1½ acres, city water.
Price ... $14,750
4-room home, close to sea, propane furnace and range, attached garage.
Terms ... $6500
See Brentwood Properties
7182 West Saanich Road
Phone Keating 233

JOHNSTON'S
ESTABLISHED 1908
1306 BROAD ST. EV 5-2471

OAK BAY
SEA FRONT
Charm seclusion and a sheltered beach are only a few of the features of this unique 3-bedroom Cape Cod home. AN EXCLUSIVE LISTING. For further particulars and appointment to view please call MISS COURTNALL, EV 5-7343.

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

4 BEDROOMS, FAIRFIELD, double plumbing, large rumpus room, 2 years old, $15,300. Owner, EV 3-6398.

FAIRFIELD
3-room bungalow, rumpus room, garage, Oil-O-Matic heat. Nice corner owner, $13,000 net. EV 3-0327.

QUICK SALE, HIGH QUADRA, 2 bedrooms, full basement, oil heat. EV 2-9292 after 5 p.m.

LANGFORD NEW 4-ROOM BUNGALOW, Terms. GR 8-1677.

150 HOUSES FOR SALE

HICKS REALTY LTD.
1719 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

ROCKLAND AREA
Close to town and suitable for small family. Just 8 yrs old, 2 bedrms, HW floors, LR with FP, dining area off kit, full cement basement, dr-in garage, O-O-M heat, needs some decoration. Not much gardening here.
Asking price ... $11,500
$3,500 down, but you make an offer.
Bill Pelton, EV 2-5104 anytime

GRACIOUS LIVING
Here is a charming home to appeal to the lady who likes something different. The lge LR has indirect lighting, FP, HW floors, ultra modern kit, with dining area off, 2 big bedrms, and 4-pce bath. The full basement contains a delightful rumpus rm also with FP. Extra plumbing in basement and room for another bedrm. Sun deck over garage and a nice garden.
Terms.
Price ... $15,750
Mrs. Lachlan, EV 2-5104 anytime

SEAFRONT
Situated in a lovely bay, boat anchorage, comfortable 4-room house. LR with FP, kit, 2 bedrms, bath, sep garage, lge tool house, fruit trees. An ideal place to retire.
Full price ... $12,950
Olive Greaves, EV 2-5104 anytime

DUPLEX
5 rms and bath for owner and 3-rm suite and bath above rented at $60. This is well built and good possibilities as a revenue property. There is also an extra lot.
All at a price of ... $14,500
Bert Bryant, EV 2-5104 anytime

OPPORTUNITY HERE
The owners are building and must sell their present home, which is in perfect shape inside and out. Lge LR with FP, 2 bedrms, 3-pce bath, well appointed kit, utility and many extras. FC basement, dr-in garage. Nice garden with fruit and greenhouse. Drive by 172 Burnside W., then phone P. G. Jackson, EV 2-5104 at once.

BUILD NHA
We will build 3-bedrm homes or duplex to your plans or ours. 3-bedrm homes $2,500 down. Full price $13,750. On a gentle slope, good location on Dysart St. in the popular Gorge area. Call Bill Pelton or Wilf Davies for more information on this and other sites, at EV 2-5104 anytime.

BURNSIDE, ¼ ACRE
Five-rm. older home. 3 bedrms, FC basement. This is lovely property with an abundance of fruit of all kinds. House needs redecorating but is soundly constructed. Close to all facilities, yet with seclusion at back. Try your down payment. Full price ... $9500
Mr. Davies, EV 2-5104 anytime

KING REALTY
Weiler Bldg.
899 Broughton St. EV 2-2131

NHA RANCHER
$76 A MONTH
1,460 sq. ft. with 3 large bedrms 15x21 living room, large kitchen plus dining room. ON SEWER.
112,000 NHA MTGE. THE BEST BYU IN TOWN
ONLY ... $14,700
Lee Hallberg, EVES. EV 3-8510

MORE FOR LESS
Is sometimes available. My friend, hospitalized, has a modern, 2-BR home like those you see under construction in various subdivisions. This is on sewer and priced at
ONLY ... $9750
Please call me for details.
George Dickason, eves. EV 3-0449

RURAL RETREAT
This modern 2-BR bungalow has a spacious LR with FP. Attractive well-planned grounds. Located within 10-mi circle on bus route, oil heat. Low taxes. Priced below replacement cost for cash sale at ... $9500
Bel Shragge, eves. EV 2-8802
C. A. Rose, GR 8-1817.

NEW HOME
Ready in Two Weeks
Pay more down and pay less is the proposition the builder has made to me to sell this 2-bdrm home. Kitchen, living room, bathroom, no bsmt, oil furnace, carport. Is off Mt. Tolmie Sewer tax area.
$1000 Down,
$75 month ... $8000
$1500 Down,
170 month ... $7900
$2000 Down,
$65 month ... $7800
George Dickason, eves., EV 3-0449

A HOME LIKE
This Is Seldom For Sale
in this Select Rockland District. This Charming Spacious Home is only 11 years old and is designed for gracious living. The main floor has large LR with attractive FP, sep DR, panelled den, electric kitchen, bath and large master BR. There are 3 large BR, sewing room and bath up. Lovely small secluded garden. Terms.
Asking Price ... $21,000
Bel Shragge, eves., EV 2-8802

VALUE VALUE
1 ACRE
It is very seldom that we have an opportunity to offer a nice 2-bedroom home on an acre of land with good soil in around the 4-mile circle, on such easy terms. Situated on a no-thru street in a semi-secluded area and yet not too far to transportation. It is a well-built and smart white bungalow, the interior is in a spotless condition, neat, warm and cosy, and indeed a pleasure to show. Full price with $1,500 down and $60 a month at only $6,600. The first person to see it will want it, so call GEORGE CHAN now at EV 5-6741 or EV 2-9416. Northwestern Securities of Victoria Ltd.

ISLAND HOMES
LTD.
2510 Douglas Street EV 5-7511

$1500 DOWN
BALANCE AS RENT
Situated in nice district.
—3-Room Bungalow
—LR and FP
—Lovely Dining Room
—Drive-In Garage
—2 Extra Rooms in Basement
Near school, bus, stores. On sewer. Full price ... $11,000
(best terms).
Mr. Clarke or Mr. McDonald
GR 7-6510 GR 7-3318
Office: EV 5-7511

TODAY'S BEST BUY
Modern five-room stucco home, extra basement room, oil heat to all rooms, double garage, all services, very attractive and with character. Reasonable taxes, $185 less $28 (1958 net $157). Level high ground location. Priced right at $11,300. Clear title or terms to suit within reason.
ALSO
4.7 Acres on North Douglas Street $8,200
Modern duplex basement, $22,600.
F. McKenzie, EV 2-8117, EV 4-6625

CANADA TRUST
THINKING OF RETIRING?
Here is an attractive older home of six rooms with full basement on a quiet street, just a few minutes from all conveniences. Location Oak Bay, low taxes and offered at the low, low price of $9,000. Hurry for this one. Call George Pethard, EV 2-8117, eves. EV 5-1208. Newstead Realty Ltd., 766 Fort St.

$13,500 3-BEDROOM RANCHER, fully landscaped, on quiet street close to schools. Fireplace both living room and family dining room. Electric cabinet kitchen with dining area. Four-piece bathroom with vanity. Utility wired for washer, dryer. Automatic oil heat. Attached garage. Patio. GR 9-4833. No agents, please.

FULL PRICE $4,300
Drive by 2740 Sooke Rd., just past Glen Lake shopping centre. Four-room stucco bungalow, electric range and oil heater included. Good terms. For details, please call Earl Ogilvie, Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 5-6115.

150 HOUSES FOR SALE

TAYLOR SPITTAL
821 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

NHA
3 BEDROOMS
Full Basement
Oil Heat
Drive-In
Garage
AS LOW AS
$500 DOWN
For further information please call Roy Green or Steve Stephens, EV 4-9755 anytime

OPEN HOUSE
520
CRAIGFLOWER
SAT. 2-5
$1500 DOWN
NEW NHA HOME
Full basement, oil heat, move in immediately. See this one today. Phone S. Stephens or Roy Green, EV 4-9755 anytime.

Country Atmosphere
CITY CONVENIENCES
You should see this lovely 2-bedrm home in its suburban setting. There is a large living room and family kitchen, full basement plus a separate garage and extra lot. Property is all fenced and in garden. All this for only $11,500
For appointment to view phone S. Stephens or Roy Green, EV 4-9755 anytime.

HILLSIDE
Large 3-bedroom home in nice location. Large cabinet kitchen, full cement basement. A good solid family home over 1,200 sq. ft. of living space. Terms, offers.
Full price ... $8500
Call Bert Ralph, EV 3-8944, EV 4-9368.

A. BERNARD
& CO. LTD
629 Fort Street EV 4-9335

GORDON HEAD
OVER TWO ACRES
A lovely 2½ acres. A nicely located older home. Living room 24x15 with fireplace, large kit, dining room, three bedrooms and bathroom. There is a barn. You may keep a horse.
Price ... $11,500
Please call Mr. Francis, EV 4-9335, evenings GR 9-4810

HIGH QUADRA
A good stucco bungalow, four large bright rooms with full bsmnt, auto oil hot-air heating. There are oak floors and fireplace. Property nicely fenced in good residential area close to bus line. Good terms. Price ... $10,900
Call Mr. Francis, EV 4-9335; Res. GR 9-4810.

TWO BUNGALOWS WITH SUITES
EXCELLENT PROPERTIES
HIGH LOCATIONS
1. FIVE sunny rooms. Throughball plan. Basement with nice 2-rm suite. Good garden. Price ... $13,800
2. SIX spacious rooms. Lovely view location. Price ... $20,000
3-rm suite. Price
Good terms to responsible purchasers on either of these.
Mrs. McLean, EV 4-9335; Res. EV 4-6867

S-P-R-E-A-D
O-U-T
And live in this lovely spacious rancher on 2½ acres of nice land and enjoy an income of $100 a month from a second lovely modern home on same property. The larger home has 20'x24' sunken living room, de luxe cabinet kitchen, dining room, utility and laundry room and three lovely bedrooms up PLUS another bomb-proof bedroom with own bath. Oil heat, hardwood floors, completely de luxe. The other modern ranch home has 30x30 living-dining room, cab kitchen, two bedrooms, Pembroke bath, oak floors and oil heat. Schools bus and stores ½ mile. SOME PROPERTY COULD BE SOLD. Asking for BOTH only ... $26,800
Terms arranged. Phil Simpson, Town & Country Homes, EV 2-7276, res. EV 5-3842.

Want 3 Bedrooms?
Very neat 10-year-old home of three bedrooms, large living room, compact electric kitchen and full basement, separate garage. Close to town off Finlayson and owner very anxious to sell—being transferred. Reasonable down payment on full price of ... $10,300
with repayments of $85 including $15 taxes. This is good, and all offers will be considered. Call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or residence EV 5-8852.

4 BEDROOMS
$1000 DN
QUALITY PROPERTY IN JAMES BAY AT A REASONABLE PRICE IS SO HARD TO FIND. IMAGINE 4 BEDRMS, LIVING ROOM, DINETTE, LOVELY CABINET KITCHEN, OIL RANGE, MATCHING STUCCO GARAGE, FULLY LANDSCAPED.
ONLY ... $9400
CALL CLIFF STRETCH, EV 5-6741 OR EV 3-7436. NORTHWESTERN SECURITIES OF VICTORIA LTD.

TRY YOUR $1,000 DOWN ON THIS new stucco home with thermostatically-controlled oil heating. Utility, with laundry tubs; electric HW tank, and wired for range. 850 sq. ft. plus carport. Langford. Price $7,950. Don Bacon, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

4-BEDRM. OIL-O-MATIC HEAT, $7,950. Large family home, electric kitchen, separate garage, pleasant district with view. Near school, stores and bus. This very low price is possible with $2,000 down. Please call Karl Ogilvie, Northwestern Securities of Victoria, Ltd. Phone EV 5-6741 or EV 5-6115.

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd., GR 8-2076.

$750 DOWN 3 BEDROOMS
Older-type family home with hot-air heating, good garden, garage, and in immaculate condition, close to school and 2 bus lines. Full price only $6,950. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6115.

3-BEDROOM HOUSE IN ESQUIMALT, close to Naden. No agents please. EV 4-6394.

150 HOUSES FOR SALE

C.N. Montague
CO. LTD.
1038 Blanshard at Fort EV 4-9318

OAK BAY
6-rm older 3-bedrm siding one-floor family home, full bsmt. Excellent location north of the Avenue. Low taxes.
Asking price ... $7500
Call B. E. Porritt, EV 4-9318, EV 4-6152

OAK BAY
7 yrs. 1,500 sq. ft. This SPACIOUS 7-rm stucco semi-bung is immaculate in every detail. Entrance hall, large central hall, gracious LR, FP, guest DR, 2 TWIN-SIZE bedrms; all HW floors. Lge elec kit, utility, small den. LARGE DORMITORY UP, suitable for 3 boys or girls. Lots of closets. Oil-O-Matic. Garage. Asking price ... $14,750
(clear title)
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

HIGH, WIDE AND HANDSOME
"UPLANDS" OF CEDAR HILL
2-tone rancher, 1,556 SQ. FT. of gracious living area in a desirable setting of oaks, lawns and natural rock garden. Spacious entrance hall, LR 24x15, FP, with 15 ft. MANTEL AND BOOKCASES, DR off. Cabinet kit, 3 bedrooms (2 twin size) 4-pce bath, 2 RMS AND 3-PCE BATH in bsmt. Drive-in. Oil heat. Plumbed for automatic washer. OWNER TRANSFERRED. $7,400 MTGE 4½%, $78 MO. PIT. Must sell for ... $19,500
only
Ruth E. Hutcheson, Ph. EV 4-9318, GR 8-3536.

RETIRING ON SMALL PENSION?
Low price—low upkeep. Six-year-old stucco. Immaculate, fully insulated, spacious rooms. Excellent small garden, young fruit trees and berries. Spacious garage (stucco) and workshop. Cement driveway and sidewalk or near offer for cash ... $8400
Mr. Betts, EV 4-9318, EV 3-2998
Exclusive

WATERFRONT SAANICH SECLUSION
A real gentleman's estate consisting of more than 5 acres of wooded and landscaped land, plus a modernized 4-bedrm home. This is truly a fine property for the retired businessman or the executive type who wants privacy and a place to relax or entertain. Appointments to view are a must. See this ... $50,000
TODAY. Asking ... Terms
Please Call Mr. Agar

JOHN BLAIR LTD.
620 View St. EV 5-3742 anytime

NOT BUILT-IN
If you want an open outlook and a larger-than-usual lot with oaks and landscaped grounds, this 5-roomed stucco bungalow near Ruby Road may be just what you are looking for.
Worth your while at ... $12,900
Alex Page, EV 5-6741 or EV 2-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

High Gorge, $2500 Down
5 rooms with extra in basement. Built 9 years ago and loaded with extras. Close to bus, nice surroundings. Priced below replacement ... $10,900
TED CHARTRES, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

WATERFRONT, CLOSE IN AT 946 PORSHAW. LAID OUT FOR BASEMENT APARTMENT. OIL-O-MATIC HOT WATER HEATING. DOUBLE SEPARATE GARAGE. ASKING ... $21,750
PRICE
ROBERT MITCHELL, RES. EV 2-4473. HARRY FOSTER LTD. EV 2-2101.

IDEAL FAMILY HOME PLUS revenue, 4 large bright rooms and bath on first floor, with extra room in full cement basement. Nice little apartment upstairs. New Duroid roof. Automatic hot water, wired for range. Close to town, bus and school. Full price $8,950, with easy terms. Phone EV 3-6239.

3-BEDROOM HOME OFFERED here to the selective buyer, spotless, 1 year old, built on quiet dead-end street. All landscaped and close to schools, bus, etc. Top construction. $13,750 on terms. R. Harris, phone EV 2-4255 anytime. J. H. Whittome & Co. Limited, EV 2-4255.

SMART, MODERN HOME. LIVING room, two bedrooms, cabinet kitchen; oil heat; separate garage. Low taxes. Excellent condition. Only $8,200, terms. Phone Mr. Siemann, EV 3-3723; eves., GR 9-2815. Jones & Scott Agencies Ltd., 625 Port Street.

FAIRFIELD REVENUE. DUPLEX with package unit, oil heat, near sea. Good return with room for improvement. Full price with terms $8,950. J. H. Ford, EV 5-3411. Larry Wagner, Ker & Stephenson, Ltd.

TRY THESE
Two 3-bedroom homes going for only $1,220 and $1,910 down. For further particulars call G. Seright, EV 5-6741 or GR 7-3673. Northwestern Securities of Victoria Ltd.

CEDAR HILL
7-room, oil-heated, stucco semi-bung, on sewer. Lge LR, full DR, elec kit and nook. Playroom. Several fruit trees. Terms, $13,700. Owner, phone EV 3-7030.

REVENUE
Two-bedroom suite for owner, plus $125 income. Good location. Large lot. Oil heat. For further information call Doreen Carriss, GR 7-2432. Island Investment Co. EV 4-7146.

ATTRACTIVE, NO BASEMENT, two-bedroom stucco bungalow. Large living room and cabinet kitchen. 3-piece bath. Large utility room and carport. Close to schools and transportation. 215 Sims Ave EV 2-5865. No agents.

FOR HOMES IN INLWOOD LANGford see Grant & Jenkins, you local agents. GR 8-1729 Langford

151 COUNTRY HOMES AND PROPERTIES

SIDNEY
3 Bedrooms
3 Acres
Family home with lots of room inside and out. In addition to the six rooms on the main floor there are extra rooms in the full basement. Double garage. Sea view from 3 acres of cleared land. Some fruit trees. Terms available. PRICE ... $12,600

Brand New
Be the first to live in this smart new bungalow. Two bedrooms, living room with heatilator fireplace, kitchen, bathroom, utility room. Automatic heat. Half stucco. Half siding exterior. Lot 80x177, near good beach.
PRICE ... $11,000

GORDON HULME LTD.
(Open Saturdays)
Shirley Phone 130

SAANICHTON
$8100
OR MAKE OFFER
Six-room bungalow, basement, furnace, chicken house, 300 birds, registered water supply, cherry trees, apples, plums, peaches, small fruits, 3¼ acres of land, some trees. The present owner is leaving March 1. Will consider a reasonable offer. Taxes low.
Mr. Randall, Eves. EV 2-5467
GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

151 COUNTRY HOMES AND PROPERTIES

LANGFORD AND COLWOOD
IF you are looking for a moderate-price home in a desirable location a few miles from town see us, as we have several new bungalows ready for immediate occupation right now. Price range $7,500 to $10,500 and reasonable terms can be arranged.
IF you have around $1,500 to put down, we have several brand new four-room bungalows all in nice convenient locations at prices hard to equal, $6,750 and $7,250. City light and water of course.
IF you are looking for a real nice building lot we sure have them and with low down payment.
YOU'LL DO BETTER AT LANGFORD

GRANT & JENKINS
Real Estate and Insurance, Ltd.,
Langford, B.C.
Office GR 8-1729, res. GR 8-2508 or GR 8-3619
Open all day Saturday.

REVENUE — 1.7 ACRES
Retire in lovely country setting—one 3-bedrm modern stucco bung—also 3-bedrm full modern bung, large LR with FP, wired for range, cab kitchen, bsmt, hot-air furnace. Property nicely fenced. Stream runs by main bungalow. Income $102 per mo, will pay for this country estate. $2,900 down.
FULL PRICE reduced to ... $12,500
for quick sale. Please call Mr. Houston, EV 5-3435; res. EV 5-6476.

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

250 ACRES
3-bedroom modern home with full cement basement and AUTOMATIC OIL HEAT. Lots of water (40 gal. pressure pump). TROUT STREAM, 15 miles from town.
Full price with terms ... $16,000
All particulars from Alex MacLean, EV 3-9413 or eves. EV 3-7243

FRASER BISCOE, 750 PANDORA AVENUE

153 WANTED TO BUY —HOUSES

RAILROAD EXECUTIVE
JUST FINISHED 35 YEARS SERVICE WITH RAILROAD AND MOVING TO VICTORIA NEED 3 BEDROOM BASEMENT HOME IN NICE AREA. CALL MY AGENT, MR. W. L. KORPAN AT WESTERN HOMES LTD., EV 2-2157, OR RES. EV 3-2302.

Do You Really Want to Sell?
If so, give me a call. I have clients for 2 and 3-bedroom homes. Your home may be the one they want. Give me a call.
Allen Vizard, EV 5-2458.
BYRON PRICE REALTORS

WANTED
BOOKE TO SIDNEY
Property on or near the water where my retiring client can raise his pet dogs and do a little fishing. Minor repairs to house acceptable. Please call JIM GOLBY for courteous service. Northwestern Securities of Victoria Ltd. EV 5-6741 anytime.

WANTED
2 Small houses under $7,000 in good rental area for CASH investment buyer. Minor repairs acceptable. JIM GOLBY, Northwestern Securities of Victoria Ltd. EV 5-6741 (24-hour service).

HAVE YOU
A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves GR 9-1804

WANTED
Substantial older-type home, 3 or 4 bedrooms, in Oak Bay, Fairfield or High Quadra, up to $16,000 value. Please call Roy McGillivray, Western Homes Ltd., EV 2-2157, or eves. GR 9-1804.

$17,000 CASH
For 3 or 4-room bungalow, Willows Area. Call Mr. Stretch at EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

I WOULD BE PLEASED TO CALL ON YOU to discuss such matters as the possible price, terms, etc. you may expect to get from the sale of your home or property. Remember IT COSTS YOU NOTHING till we sell your home, then you pay 5% commission based on the sale price. Please call Leonard Thomas at Douglas Hawkes and Co., 817A Fort Street. EV 4-7128 (Residence EV 3-5685

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 823 Fort Street. EV 2-4312; eves. EV 3-3640

IF YOU HAVE A 2-BEDROOM OR 3-bedroom home either in Oak Bay or Fairfield which you want action on please phone me. I have lots of clients due to the fact I have made recent sales. Your listings appreciated. Please phone R. F. Harris, Bowman Investment Co. Ltd., 611 Fort St., EV 3-7124, res. GR 7-2998.

CASH BUYER
I have a family here from Calgary needing a 3-bedroom home, also two clients with up to $5,000 cash for 2-bedroom home. Please call C. A. James, EV 2-6787 or EV 5-2471
JOHNSTON & CO. LTD.

MY INVESTMENT BUYER WILL pay cash for your older home, if your property is in a fairly good rental area and you desire a fast sale call Boyd Hill, EV 5-6741, Northwestern Securities of Victoria Ltd.

REVENUE PROPERTY IN OAK Bay, Craigdarroch or Fairfield area; preferably side-by-side duplex, but good conversion considered. Phone EV 3-9116, p.m. only.

TO SELL YOUR HOME, YOUR apt., duplex or farm, list with the sales staff of George Randall Ltd. A steady clientele of genuine buyers for what you have to sell. Phone EV 4-8109.

WANTED
2- or 4-bedrm bsmt home in Oak Bay or Fairfield, up to $16,000. Carl Phipps, EV 5-1787 evenings. Capital City Realty, EV 4-1922.

CASH CLIENT FOR 2 OR 3-bedroom house, Esquimalt, Oak Bay, any good district. David R. McAdams Real Estate, 1205 Broad St., EV 5-3236.

ALL CASH FOR ATTRACTIVE 3-bedroom or larger home, Fairfield, Quadra, Oak Bay or Uplands. Miss Luciani, EV 4-3022, EV 5-6028, The City Brokerage, 1018 Blanshard.

2-BEDRM. BSMT BUNGALOW, NOT over 15 yrs old; sewer, garage, near bus are essentials. $3,000 down. Am a buyer, not a dealer. Send details to Victoria Press, Box 836.

WANTED—COMPACT, 2-BEDROOM home with bsmt, oil heat, $6,000-$8,000. Down payment $3,000. McHolland of Swinerton's, EV 3-7181, EV 4-7658.

HOUSE, IN GOOD CONDITION; near bus, 1 to 3-mile circle; part or all cash; all particulars; no agents. Victoria Press, Box 837.

FOR CASH—WATERFRONT; LIVE view essential; $15,000-$25,000. Victoria Press, Box 844.

YOUNG COUPLE LOOKING FOR a small home. No agents. Phone GR 9-3292.

2-BEDROOM HOUSE, VICINITY of park, for cash. Particulars and price. Victoria Press, Box 1822.

153 WANTED TO BUY —HOUSES

RETIRED COUPLE
NOW LIVING in auto court, wants immediately, 2-bedroom bungalow with or without basement, up to $11,000. Can pay $4,000 to $5,000 down.
Call Jack Middleton, EV 4-8124; eves. GR 9-4327.

TO FAIRFIELD HOME OWNERS
If you wish to sell your home, why not let a Fairfield resident who knows the district and surrounding property values help you? My advice and services are at your request.
Mr. Simpson, 1407 Fairfield Road, EV 5-7369.

PEMBERTON, HOLMES, LTD.
EV 4-8124

PHONE
R. E. HILLS
P. R. BROWN & SONS LTD.
1112 BROAD ST.
ESTABLISHED 1909
If you have a small home for sale. Are you in difficulty? Have you a problem? We may be able to help you.
WANTED
FOR PRAIRIE CLIENT
Small acreage
Farm
Duplex
or
What have you.
Let us see your property.
You make the final decision.
PHONE NOW!
R. E. Hills, EV 5-3435, res. EV 3-6918

"I SELL 'EM"
TRUST YOUR LISTING WITH "CARL" FOR BEST RESULTS
PHONE "CARL BAIRD"
EV 4-0483 anytime.
Office EV 2-4312.
DICKIE & CO. REALTY
803 FORT STREET

UPLANDS
My client desires home with at least 4 bedrooms, 3 bathrooms, large living room, dining room, den, full basement, oil heat, 2-car garage. If you wish to sell, please call.

DUPLEX
My client desires modern side-by-side duplex, no basement, 4 rooms each side. Large living room, picture window, hardwood floors, oil heat, sea view. Please call Sidney Cole, EV 3-4775 or EV 5-2471, Johnston & Co. Ltd.

WANTED FOR CASH
In Oak Bay, 2-bedrm bung with LR, separate DR, elec kit, small garden, no basement, urgent. Call P. G. Jackson, EV 2-5104 anytime. Hicks Realty Limited.

FARM WANTED
Poultry farm with up to $5,000 down payment. Also small acreage in Sooke or Metchosin area. Mrs. McKeage, EV 2-5104 anytime. Hicks Realty Limited.

I NEED
4-BEDROOM HOME PLUS SELF-CONTAINED SUITE OR
DUPLEX
Ted Kergin, EV 2-8117; eves. EV 4-1582.
Newstead Realty, 766 Fort St.

CLIENT
with $9,000 cash wants home in good district. Needs 3 bedrooms and would prefer oil heat. If your home meets these requirements call Sam Paterson and Gordon Marshall at EV 5-2458.
Byron Price Realtors

IT'S A MUST
My client must have a larger home and